

Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

2/28 Nolan Avenue, Brooklyn Vic 3012

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Single price

\$680,000

Median sale price

Median price

\$599,000

Property Type

Unit

Suburb

Brooklyn

Period - From

01/10/2018

to

30/09/2019

Source

REIV

Comparable property sales (*Delete A or B below as applicable)

A* These are the three properties sold within two kilometres of the property for sale in the last six months that the estate agent or agent's representative considers to be most comparable to the property for sale.

	Address of comparable property	Price	Date of sale
1	1/38 Clematis Av ALTONA NORTH 3025	\$710,000	18/07/2019
2	2/54 Millers Rd BROOKLYN 3012	\$705,000	04/09/2019
3	2/10 Conifer Av BROOKLYN 3012	\$634,500	29/10/2019

OR

~~**B*** The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.~~

This Statement of Information was prepared on:

02/12/2019 10:50



3 2 1

Rooms: 5

Property Type: Townhouse (Res)

Land Size: 127 sqm approx

Agent Comments

Comparable Properties



1/38 Clematis Av ALTONA NORTH 3025 (REI/VG)

Agent Comments

3 2 2

Price: \$710,000

Method: Private Sale

Date: 18/07/2019

Property Type: Townhouse (Single)



2/54 Millers Rd BROOKLYN 3012 (REI/VG)

Agent Comments

3 2 2

Price: \$705,000

Method: Sold Before Auction

Date: 04/09/2019

Property Type: House



2/10 Conifer Av BROOKLYN 3012 (REI/VG)

Agent Comments

3 2 2

Price: \$634,500

Method: Private Sale

Date: 29/10/2019

Property Type: House